



# PLANNING AND DEVELOPMENT SERVICES NEWSLETTER

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## *Accessory Dwellings Text Amendment*

Planning staff is currently revising regulations for accessory dwelling units with the goals of meeting the ordinance standards established by current case law, promoting affordable housing, and providing greater opportunities for aging in place within existing neighborhoods. Accessory dwelling units may be attached or detached from principal structures on the same zoning lot. They are often found in older neighborhoods and are also known as granny flats, in-law apartments, guest houses, carriage houses or laneway/alley housing. Presently, the Unified Development Ordinances (UDO) allows accessory dwellings but restricts occupancy to relatives, adopted persons, dependents or servants of the owners of the principal structure. Individuals over the age of 55 and handicapped persons may also occupy attached dwellings. Concerns over the enforceability of these occupancy provisions and trends in peer cities led to the need to amend the ordinance.



The proposed ordinance eliminates kinship provisions and limits the number of accessory dwellings to one per lot (attached or detached). Accessory units must be located behind the front façade of the principal structure and must meet specific setback require-

ments. The maximum area for attached accessory dwellings is no more than 30% of the floor area of the principal structure. Detached units may be no larger than 5% of the total lot area, but in no case more than 1,000 square feet. The maximum height is 24 feet. Existing accessory structures not meeting the requirements of the new ordinance have the potential to be permitted as legally nonconforming structures. All detached units must be approved through the Board of Adjustment Special Use Permit process, which requires a public hearing where neighbors can provide comments on the proposed dwelling.



The Planning Board will hold a public hearing for the text amendment in December, and after they make a recommendation, the Winton-Salem City Council and Forsyth County Commissioners will consider the ordinance. If adopted by the elected bodies, the revised standards will provide a number of community benefits such as the potential for more affordable housing options, income generation for property owners and more opportunities for aging in place.

## *Roots Day - 2015 - Clemmons Road Corridor*

On a beautiful October 24, 2015, the Community Appearance Commission of Winston-Salem & Forsyth County, the Winston-Salem Vegetation Management Department, and Keep Winston-Salem Beautiful held Community Roots Day along the newly completed Clemmons Road corridor between Peters Creek Parkway and Main Street. This year marked the 23rd anniversary of the event that began in 1993 in the Boston-Thurmond neighborhood.

Volunteers planted approximately 250 trees along the corridor during the event. Eleven different varieties of trees were planted including Forest Pansy, "Hearts of Gold" Redbud, Fruitless Sweetgum, Black Gum, and Armstrong Maple. Since trees were not permitted in the traffic circles at Peters Creek Parkway, volunteers planted dwarf yaupon holly, limelight hydrangea, liriopse and pink muhly grass in the three areas. Since the



inaugural event, over 7,500 trees have been planted throughout the City of Winston-Salem in neighborhoods such as Easton, East Winston, Hanes Hosiery, Sunnyside, Happy Hill, and Castle Heights.

Winston-Salem Mayor Allen Joines and City Council Members Molly Leight and James Taylor Jr. welcomed the crowd of volunteers during the opening ceremony. Winston-Salem City Manager Lee Garrity and Assistant City Manager Ben Rowe were also in attendance at the event. Associate Minister Clayton Reid of the Redeemed Missionary Baptist Church provided the invocation.

Volunteers were treated to coffee, donuts, and fruit in the morning and a hotdog lunch in the afternoon. Hats and t-shirts were presented to the volunteers. The event is made possible through grant funds and donations.

## Historic Markers Unveiled

On September 20, the Historic Resources Commission (HRC) held an unveiling ceremony for one of 2014's City of Winston-Salem historic markers – recognizing Pfafftown. The unveiling marked the 1784 settlement of a rural farming community along the west bank of Muddy Creek near Peter Pfaff Sr.'s farm. In the mid to late 1800s, several houses in the Greek Revival and other popular styles were built, and in 1865 the first Pfafftown Christian Church was constructed on Transou Road. Pfafftown was awarded a post office in 1888; by 1896, the population had grown to 100. John Henry Pfaff opened a general store that stood at Yadkinville Road and Pfaff Lane until 1972. In 1900, the Labor Exchange School was built on Transou Road and provided labor and products of labor within the community. Today, several mid and late nineteenth century buildings remain. Dedication of the Pfafftown historic marker was well attended with strong representation from residents. Mayor Pro Tempore Vivian Burke, Council Member Jeff MacIntosh and County Commissioner Gloria Whisenhunt were in attendance.

The HRC also held a marker unveiling ceremony on September 26 for the Easton Neighborhood. The ceremony was well attended by residents. Mayor Allen Joines, Mayor Pro Tempore Vivian Burke, and Council Member James Taylor Jr. spoke at the event. The Easton Neighborhood is a post-World War II subdivision built in 1949 to ease Winston-Salem's housing shortage. The GI bill of 1944 guaranteed low-interest home loans for veterans and promoted the construction of houses in new subdivisions and on vacant lots in existing neighborhoods. Easton consists of almost identical dwellings meeting strict guidelines to qualify for government-subsidized mortgages. Construction of a free-way (now known as Interstate 40) in the 1950s separated Easton from the adjacent Belview and Manhattan neighborhoods. In 1988, concerned residents founded the Easton Neighborhood Association, which engages a diverse, active, intergenerational membership to foster a pleasant and safe community.



## Want more information?

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The Planning Board is funded jointly by the Winston-Salem City Council  
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